



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
June 3, 2021
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes –May 6, 2021
4. **Continued hearing for Kawaljit Singh/BRS Real Estate, LLC** **Appeal #2021-0521**
Location: 3585 Bristol Rd
Tax Parcel: 02-019-091-002
Request: Variances to construct convenience store, fuel dispenser facility and 3 bay auto repair.
Attorney: Shawn D. Ward and Associates
Representative: John A. Teets (John Teets Architect)
[View Plans](#)
5. **Continued hearing for Carleigh's Castles, LLC** **Appeal #2021-1344**
Location: 2827 Wine Ave
Tax Parcel: 02-039-107
Request: Variance for minimum lot area and variance for front yard setback to construct dwelling.
Representative: John Richardson – Dumack Engineer
Attorney: Kenneth Federman, Esquire
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6. **Hearing for Neshaminy Mall JT Venture Ltd** **Appeal #2021-1754**
Location: 707 Neshaminy Mall
Tax Parcel: 02-001-039-001
Request: Variance to permit trucks to be parked on property.
Attorney: Lindsay A. Dunn Esquire – MacElree Harvey Ltd
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7. **Hearing for James K. Swartz of Spartan Martial Arts Academy t/a Spartan Gym** **Appeal #2021-1861**
Location: 2600 Bristol Pike
Tax Parcel: 02-062-363
Request: Use variance to open a gym/fitness facility in a G-C zoning district.
Attorney: Jeffery A. Fournier, Esquire
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8. **Hearing for Newkirk Fitness** **Appeal #2021-1936**
Location: 3600 Street Rd, Unit D
Tax Parcel: 02-013-382-007
Request: Use variance to open a gym/fitness facility in a G-C Zoning district.
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9. **Hearing for Stephanie and Howard Cusick** **Appeal #2021-1750**
Location: 881 Village La
Tax Parcel: 02-058-057
Request: Variance to construct fence in front yard to exceed 4 ft and within the clear sight triangle.
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10. **Hearing for Colleen Lampone** **Appeal #2021-1774**
Location: 417 Brister Rd
Tax Parcel: 02-014-175
Request: Variance to locate pool less than 10 feet from property line.
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11. **Hearing for Stephen Castle** **Appeal #2021-1787**
Location: 3751 Brownsville Rd
Tax Parcel: 02-005-020-004
Request: Use variance to permit the proposed additional apartment units.
Attorney: Robert M. DeBias, Esquire
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12. **Hearing for Piyush and Hemal Patel** **Appeal #2021-1859**
Location: 1541 Barnswallow Dr
Tax Parcel: 02-044-125
Request: Variance for shed to be less than 5 feet from property line
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13. **Hearing for Natalie and Thomas Brown** **Appeal #2021-1869**
Location: 1082 Lowell Ave
Tax Parcel: 02-029-220
Request: Variance for fence height and material in front yard
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14. **Hearing for Nina M. Shah** **Appeal #2021-1870**
Location: 2866 Wine Ave
Tax Parcel: 02-039-086
Request: Variance for lot size less than 7500 sq ft to construct single family dwelling.
Attorney: Kenneth D. Federman, Esquire
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15. **Hearing for Professional Permits c/o Garry Potts** **Appeal #2021-1906**
Location: 1837 Street Rd
Tax Parcel: 02-043-305 & 02-043-305-001
Request: Variance to have two wall signs larger than 50 sq. ft., with one sign located on a side of the building not facing a Public Road. To permit directional signs to have advertising on the sign.
[View Plans](#)
16. Correspondence
17. Adjournment

Prepared by: Iva
Posted: 5/26/2021
Advertised: 5/21/2021 & 5/27/2021